

Sustainable Community Application 2017

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community:

Town of Lonaconing

Name of Applicant:

Town of Lonaconing

Applicant's Federal Identification Number: 52- 6002081

Applicant's Street Address: 7 Jackson Street

City: Lonaconing **County:** Allegany **State:** MD **Zip Code:** 21539

Phone Number: 301-463-6266 **Fax Number:** 301-463-3150 **Web Address:**

Sustainable Community Application Local Contact:

Name: John Rudd

Title: Town Administrator

Address: 7 Jackson Street **City:** Lonaconing **State:** MD **Zip Code:** 21539

Phone Number: 301-463-6266 **Fax Number:** 301-463-3150

E-mail: john.rudd21539@gmail.com

Sustainable Community Contact for Application Status:

Name: John Rudd

Title: Town Administrator

Address: 7 Jackson Street **City:** Lonaconing **State:** MD **Zip Code:** 21539

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II. SUSTAINABLE COMMUNITY – General Information

A. Proposed Sustainable Community Area(s):

- (1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The entire Town will benefit from the SC designation. Upon approval of the designation, the Town and community development organizations or groups who share a common purpose or goal will be eligible for funding for essential projects aimed at strengthening Lonaconing through activities such as business retention and attraction, encouraging homeownership and commercial revitalization. The Community Legacy Program will be only one of the many State funding tools that will become an eligible funding tool for strengthening the community once Lonaconing becomes a Sustainable Community.

The Lonaconing Sustainable Communities boundary encompasses the entire Corporate Limits of Lonaconing. Stakeholders conducted a tour of the proposed Sustainable Communities Area and with the assistance of DHCD and MDP staff determined that the entire Town should be considered for the Sustainable Communities Designation.

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.

(3) Approximate number of acres within the SC Area: 175.3 acres

- (4) Existing federal, state or local designations:

- Community Legacy Area Designated Neighborhood Main Street Maple Street
- National Register Historic District Local Historic District Arts & Entertainment District
- State Enterprise Zone Special Taxing District BRAC State Designated TOD
- Other(s):

- (5) Prior Revitalization Investments & Smart Growth:

a. *List and describe any significant State and local smart growth or revitalization related program investments* (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?

- Community Legacy Strategic Plan – In 2008 the Town hired a consultant to assist in the preparation of a strategic plan for the Town. The Town invested \$20,000 in town funds and were matched by \$20,000 in ARC funds to have the plan prepared. The Strategic Plan was completed and adopted by the Town. The plan addressed the need

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for community revitalization, preservation of rural historic character, commercial and business development and demographic and economic trends. Once the plan was completed the Town applied for Community Legacy Funds but were never awarded those funds.

- (6) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

- As of 2010 Census, there were 1,214 people, 463 households, and 303 families residing in the town. The population density was 2,961.0 inhabitants per square mile (1,143.2/km²). There were 525 housing units at an average density of 1,280.5 per square mile (494.4/km²). The racial makeup of the town was 98.1% White, 0.3% African American, 0.2% Asian, and 1.4% from two or more races. Hispanic or Latino of any race were 0.5% of the population.
- There were 463 households of which 30.9% had children under the age of 18 living with them, 47.3% were married couples living together, 13.4% had a female householder with no husband present, 4.8% had a male householder with no wife present, and 34.6% were non-families. 31.1% of all households were made up of individuals and 15.6% had someone living alone who was 65 years of age or older. The average household size was 2.48 and the average family size was 3.08.
- The median age in the town was 40.5 years. 23.8% of residents were under the age of 18; 8.3% were between the ages of 18 and 24; 24.3% were from 25 to 44; 22.9% were from 45 to 64; and 20.5% were 65 years of age or older. The gender makeup of the town was 47.2% male and 52.8% female.

B. Organizational Structure, Experience and Public Input:

- (1) Describe the Applicant's organizational structure. Specifically, which organizations are members in the **Sustainable Communities Workgroup** and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

The Town of Lonaconing has a Mayor and Town Council. The Mayor and Town Council will be responsible for the leadership and implementation of the plan in the SC Area. The Town Administrator, John Rudd, will assist with the implementation and administration of projects in the SC Area.

- (2) Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the **Sustainable Communities Workgroup**, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?

The Towns workgroup was established in 2008, when the Town received their Community Legacy Designation. The same workgroup has been involved in a similar capacity since, working with the County on regional infrastructure projects as well as assisting the Planning Commission on the Comprehensive Plan update.

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- (3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

The Mayor and Town Council have facilitated a meeting in order to gather public input regarding the town's desire to have the Town designated as a Sustainable Community. Representatives from the Maryland Department of Housing and Community Development and the Maryland Department of Planning toured the Town prior to the Town holding the meeting.

The Sustainable Communities Action Plan is based on the Town of Lonaconing's Comprehensive Plan. The Comprehensive Plan was drafted with input from the Mayor and Town Council, Town Planning Commission and Town citizens.

Sustainable Community Action Plan

Town of Lonaconing

June 5, 2017

Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

Strengths	Weaknesses	Implementation Partners
<ul style="list-style-type: none"> • Sponsors an Allegany County recycling site and electronic recycling events • The need for additional developable land is limited due to the projected decline in population • The mainstem of Georges Creek, as well as Koontz Run and Jackson Run, flow through town • The Georges Creek Wastewater Treatment Plant is being upgraded to provide for biological and enhanced nutrient removal in collaboration with MDE • Plans are underway to redevelop and improve the parklet on the corner of Main and Jackson Streets • A community garden is to be installed on publicly owned property on Island Street; the garden will include composting of trimmings and other organic waste from town-owned properties and facilities • A farmers market will begin operation on the site of the San Toy Theater slated for demolition through FY17 CL/NI funds • Many natural and recreational amenities are in proximity to Town, including Dans Mountain State Park / Wildlife Management Area and ballfields at Westmar Middle School • The centrally located Furnace Park has a playground and open recreational space, features the historic iron furnace, and will be home to the future Town Hall; additional ballfields sit across the creek behind the library 	<ul style="list-style-type: none"> • Issues with stormwater runoff: There are no stormwater management ponds or trenches within the municipal boundaries. Furthermore, the connection of stormwater outlets and sewer systems results in Combined Sewer Overflows (CSO), meaning untreated water flows directly into stream systems. Additional point source pollution is perpetrated by residents who illegally connect their stormwater drainage devices to the sanitary sewer system. Sewer line leaks also contribute to point source loading. • Mining activities and Acid Mine Drainage (AMD) contribute to nonpoint source pollution in the Georges Creek Watershed; additional nonpoint source pollutants are sedimentation, urban stormwater, and failing septic systems. • Flooding and lack of vegetation along stream channels have created instability along stream banks, encouraging erosion and increasing sediment load into streams. Severe floods have hit the town in the past. • Portions of past development are located within Sensitive Areas, particularly the 100-year floodplain; these properties are prone to riverine flooding. As residences are removed from floodplain areas, additional lands will be needed to accommodate existing residents. • Total acreage of park space is 4.11 acres, which does not meet the State standard of 30 acres per 1000 people; Lonaconing has a deficit that will still fall 28 acres short of 2030 population projections. • Water quality standards have not always been satisfactory within the Georges Creek Region according to MDE's Source Water Assessment Plans and the 2007 Allegany County Master Water and Sewer Plan. In the Midland-Gilmore, Charlestown, and Koontz Reservoirs, issues include turbidity contamination as well as high iron and manganese concentrations. 	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<u>Desired Outcomes and Progress Measures</u> <p>Based on strengths and weaknesses, identify the assets on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?</p>	<p>Strategies and Action Items</p> <p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	

Progress Measure: Identify how you will know that you have achieved your outcome.	<p>Outcome 1: Reduce the quantity of stormwater runoff and mitigate flood risks</p> <p>Progress Measures: reduction in runoff</p> <ul style="list-style-type: none"> Strategy A: Install and strengthen stormwater infrastructure <ul style="list-style-type: none"> Continue and expand the ongoing drainage projects on Jackson Street and elsewhere in the town core Install higher curbs Improve stream buffers Strategy B: Eliminate illegal connection of drainage devices to the sewer system <ul style="list-style-type: none"> Identify and correct property owners who are illegally connecting Strategy C: Build and restore retaining walls along the creek Strategy D: Enforce high quality stormwater design for any new development or redevelopment projects 	<p>Outcome 2: Improve water quality</p> <p>Progress Measures: adequate temperature, turbidity, bacteria, nutrient and sediment loads</p> <ul style="list-style-type: none"> Strategy A: Implement nonpoint source best management practices and program enhancements to control the loads of pollutants into Georges Creek <ul style="list-style-type: none"> Apply for MDE 319 Nonpoint Source Program Strategy B: Plan for capital improvements that will protect and improve the quality of water resources and provide safe drinking water <ul style="list-style-type: none"> Utilize MDE's State Revolving Loan Fund and Linked Deposit Program Strategy C: Complete WWTP upgrades Strategy D: Install additional treatment systems in the area to resolve Acid Mine Drainage 	<p>Outcome 3: Expand existing park facilities (need to check on status of these projects)</p> <p>Progress Measures: progress toward 30 acres of park space for every 1,000 residents (per Maryland's standard)</p> <ul style="list-style-type: none"> Strategy A: Improve downtown parklets on Main Street <ul style="list-style-type: none"> Apply for grants to provide additional benches and landscape maintenance <ul style="list-style-type: none"> DHCD Community Legacy DNR Community Parks & Playgrounds Program DNR Program Open Space Strategy B: Create neighborhood parklets or small open spaces on vacant Town properties <ul style="list-style-type: none"> Beautify streets with linear green spaces in the absence of vacant land available for new parks
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<p>Strategy C: Install a bridge to connect the ballfield on East Railroad Street to the Community Park behind Georges Creek Library</p> <ul style="list-style-type: none"> Work with eventual Silk Mill owner to integrate redevelopment of the historic building and property with adjacent ballfields, creek, and library 	<p>Outcome 4: Improve access to healthy lifestyles for Town residents</p> <p>Progress measures: Attendance, number of vendors, and sales volume at farmers market, community garden plots reserved</p> <p>Strategy A: Establish and promote a weekly farmers market on the San Toy Theater site</p> <ul style="list-style-type: none"> Demolish San Toy Theater Design and set up a conducive farmers market site with pavement or freshly planted grass with paths, and/or other decorative features and amenities such as picnic tables, benches Secure local vendors, artists/entertainers, and/or entrepreneurs such as fitness instructors, nutritionists, chefs, etc. to attend each week Develop a marketing plan to encourage Town and area residents to participate <p>Strategy B: Establish and promote a Community Garden on Island Street</p> <ul style="list-style-type: none"> Purchase and prepare the land for garden plots Set up a garden committee for planning, fundraising, and evaluating the garden Secure a financial sponsor <ul style="list-style-type: none"> Maryland Agricultural Education and Rural Development Assistance Fund (MAERDAF) Build necessary facilities such as a storage shed and water connections Determine the number of plots and the assignment structure Design an educational program for local school children 	<p>Strategy C: Leverage and support households and businesses with state grant programs for energy efficiency projects and improvements, particularly for low to moderate income families</p>
	<p>Outcome 5: Make improvements to energy efficiency in town</p>	

Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

Strengths	Weaknesses	Strategies and Action Items	Implementation Partners
<ul style="list-style-type: none"> The historic Main Street area has a healthy mix of residential and commercial uses; several small businesses exist including pharmacy, clothing boutique, credit union, Terrent & Sons lumber company, pizza shop, tavern, florist, fuel stations and auto repair The Eagle Nursing Home is one of the Town's largest employers and is planning to expand its facility onto vacant properties nearby Lonaconing is home to the only remaining intact Silk Mill in the U.S., which still contains most of the original machines and materials; there has been interest in reopening it as a working museum There is potential to draw tourism to Lonaconing through its historic sites (Silk Mill, Old Iron Furnace, Kelly's Tavern), as well as the recently built statue of Baseball Hall of Fame pitcher Lefty Grove and parklet improvements Dollar General recently opened on E. Main Street 	<ul style="list-style-type: none"> Despite some basic needs, retail opportunities in town are still rather limited. The nearest full-service grocery store (Weis) is more than eight miles away in Frostburg; the grocery in town closed last year. Blight has resulted from vacated properties, but the town cannot afford to hold properties after acquiring and demolishing them. Population is expected to decline meaning the market will contract (projected to fall from 1,205 in 2000 to 1,183 in 2010 and 1,092 in 2030) Roughly 20% of the population was living below the poverty line in 2000 The viability of the Silk Mill as an economic development project is in jeopardy due to neglect resulting in structural instability 	<p>Strategy A: Implement a streetscape improvement project on Main Street</p> <ul style="list-style-type: none"> Use curb extensions to allow additional parking Improve all sidewalks to be ADA accessible Install additional street furniture (benches, decorative lighting, trees, landscaping, repositioned utilities) <p>Strategy B: Create a marketing campaign to promote existing events and shops, as well as available properties, along Main Street</p> <ul style="list-style-type: none"> Publish an inventory of available storefronts for small business owners Market the Commerce Department's menu of tax credits and incentives for job creation, women/minority/veteran-owned businesses, etc. Utilize the Maryland Economic Development Assistance Authority and Fund (MEDAAF) <p>Strategy C: Promote local workforce development opportunities to generate entrepreneurship among residents and potential business owners</p> <ul style="list-style-type: none"> Explore opportunities to bring entrepreneurial trainings or a start-up speaker series to local schools or community facilities 	Property and business owners, Allegany County Chamber of Commerce, Maryland Department of Housing & Community Development, Maryland Department of Commerce, Maryland Department of Transportation, Allegany County Public Works/Roads Division, Allegany County Tourism Division, Allegany County Department of Economic and Community Development
Desired Outcomes and Progress Measures	Progress Measures: New businesses, reported revenue/profit increases at existing businesses		

<ul style="list-style-type: none"> • Create partnerships with business departments at Allegany College, Frostburg State, Potomac State (WVU) to offer workshops for Lonaconing residents and to advertise commercial space to enterprising students • Attract a satellite facility for a local community college or state university 	<p>Outcome 2: Rehabilitate historic structures and other locational assets to draw visitors to Town</p> <p>Progress Measures: Increase in visitors to town and business revenues</p> <p>Strategy A: Facilitate the purchase and rehabilitation of the historic Silk Mill</p> <ul style="list-style-type: none"> • Apply for grants to allow for a public or publicly-assisted purchase of the privately-owned property • Utilize MHT programs to support restoration the Silk Mill • Use the Silk Mill for historic museum space, community meeting/center area, or retail <p>Strategy B: Redevelop the rail line for productive purposes</p> <ul style="list-style-type: none"> • Complete a feasibility study and/or implementation plan for an excursion train catering to tourists or a recreational rail trail • Liaise with local mining and other natural resource producers and state agencies to determine the feasibility of restoring freight transport along the rail line <p>Strategy C: Set up a retail incentive package to attract buyers or tenants for Main Street storefronts (commercial façade improvement program to allow property or business owners to restore and improve historic buildings, rental assistance, tenant fit-out)</p> <ul style="list-style-type: none"> • Market the program to potential buyers of vacant storefronts and/or current property owners who could draw visitors to Town (eventual Silk Mill buyer, Kelly's Tavern owner – whose upstairs space could be used as a bed and breakfast) • Other business needs include: coffee shop, small/specialty market, art studio, medical office, accounting/tax services, ice cream shop, barber, day care, shoe store, hobby/hunting/outdoors store, baseball memorabilia store, pet groomer/boarding, gym/fitness studio <p>Strategy D: Redevelop the gateway area to link Dans Mountain State Park to town</p> <ul style="list-style-type: none"> • Work with Allegany County and/or private landowners to encourage demolition of blighted properties along Water Station Run Road • Improve sidewalk and trail connections for eco-tourism and recreational opportunities at the park
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Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses	
<ul style="list-style-type: none"> Allegany County Transit access via the Purple Line bus from Downtown Cumberland to the Country Club Mall and Walmar, as well as to Luke (by request) and Westernport Allegany County Transit operates a program called Alltrans. Alltrans provides Demand Response service for the elderly and ADA Paratransit service for disabled persons within a $\frac{3}{4}$ mile radius of ACT's fixed bus routes. Lonaconing is a walkable community and there are planned ADA upgrades to sidewalks by SHA Rail lines are currently unused but could be used for freight or excursion in the future. Allegany County's Human Resources Development Commission works with transportation providers improve non-emergency health and human service transportation options for the elderly and those with low incomes. HRDC educates consumers on the existing transportation options, provides bus vouchers for qualified applicants, and utilizes AllTrans and cab vouchers 	<ul style="list-style-type: none"> Improvements are needed along Route 36 (Main Street) through town. Sidewalks have been buried by repaving along steep and narrow residential streets The Town is served by bus only twice a week Poor coordination between various agencies that provide transit and paratransit services 	
	<p>Strategy A: Incentivize the acquisition, removal and/or renovation of blighted properties along the gateway route</p> <ul style="list-style-type: none"> Work with Allegany County and/or private landowners to encourage demolition of blighted properties along Water Station Run Road Demolish vacant properties north of the turnoff to Dans Mountain State Park Remove or renovate the blighted property along Water Station Run Road Apply for Community Legacy and/or Strategic Demolition funds <p>Strategy B: Enhance walkability and non-auto access to the state park from town</p> <ul style="list-style-type: none"> Request a sidewalk along the lower portion of Water Station Run Road and connect it to the town's street network Extend a 1-mile hiking/biking trail to the Dans Mountain State Park to offer eco-tourism opportunities and Rails to Trails projects 	<p>Department of Housing & Community Development, Department of Transportation, Allegany County, land/property owners</p>

<ul style="list-style-type: none"> Apply for MDOT trail, bike, and pedestrian funding: Transportation Alternatives Program (TAP); Recreational Trails Program (RTP); Bikeways Grant Program; Bicycle and Pedestrian Priority Areas; Retrofit Sidewalk Program; and Retrofit Bicycle Program 	<p>Outcome 2: Make Main Street and the rest of town an interesting and inviting place to walk</p> <p>Progress Measures: greater pedestrian activity and enhanced facilities</p> <p>Strategy A: Complete the Main Street Streetscape Project</p> <ul style="list-style-type: none"> Use curb extensions to allow additional parking Improve all sidewalks to be ADA accessible Install additional street furniture (benches, decorative lighting, trees, landscaping, repositioned utilities) <p>Strategy B: Expand sidewalk access to residential areas where they have been paved over or never installed</p> <ul style="list-style-type: none"> Develop a prioritized list of target areas for new sidewalks Apply for MDOT Retrofit Sidewalk Program 	<p>Department of Housing & Community Development, Department of Transportation, Allegany County</p> <p>Human Resources Development Commission, Department of Housing & Community Development, Department of Transportation, Allegany County</p> <p>Human Resources Development Commission, Department of Housing & Community Development, Department of Transportation, Allegany County</p>
	<p>Outcome 3: Expand access to non-auto transportation</p> <p>Progress Measures: Increased bus frequency, centralized paratransit resources, new trail connections</p>	<p>Strategy A: Enhance the frequency of ACT bus transit</p> <ul style="list-style-type: none"> Work with the County transit agency and the transit-dependent population to propose a new schedule Promote the schedule among transit users and vehicle owners who can limit their auto use <p>Strategy B: Create a resource that centralizes and/or consolidates transit and paratransit schedules and information</p> <ul style="list-style-type: none"> Convene a stakeholder meeting with other towns served by ACT, Alltrans, HRDC Identify a responsible party for creation and distribution of a new informational resource Prepare a plan to keep the resource up-to-date and redistributed as needed <p>Strategy C: Explore feasibility of rail trail and connectivity to planned or proposed greenway/bikeway trail systems in Allegany County, Garrett County, and Mineral County (WV)</p>

Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses	Strategies and Action Items	Implementation Partners
<ul style="list-style-type: none"> Single family housing comprises 75% of the housing stock Residential is the dominant land use in Lonaconing with a considerable amount of dense housing (9% low density, 26% medium density, and 14% high density) Just over 15 acres of developable residential land which can accommodate roughly 62 new units and 155 persons Popular subsidized housing units in newly-built building on Main Street 	<ul style="list-style-type: none"> Population is expected to decline potentially creating vacancy issues in older homes (projected to fall from 1,205 in 2000 to 1,183 in 2010 and 1,092 in 2030) Over 85% of housing units were built prior to 1959 Sensitive areas including steep slopes and 100-year floodplains account for 45% of the total residential acreage in town Several blighted housing units are in need of rehabilitation or redevelopment Decline in average household size may require the construction of additional housing units if older homes are not suitable 	<p>Strategy A: Encourage infill redevelopment or rehabilitation of blighted properties</p> <ul style="list-style-type: none"> Create/update an inventory of homes experiencing disrepair Contact owners of occupied homes about code violations and funding incentives for repair Set up a residential façade improvement program by applying for Community Legacy funds from DHCD <p>Strategy B: Acquire and/or demolish severely dilapidated homes</p> <ul style="list-style-type: none"> Apply for Strategic Demolition Fund grants from DHCD Set up training burns with the volunteer fire department 	Maryland Department of Housing & Community Development, housing developers, U.S. Department of Housing & Urban Development, U.S. Department of Agriculture Good Will Fire Department
<p>Outcome 1: Improve the physical quality of the existing housing stock</p> <p>Progress Measures: Number of homes improved or demolished</p>	<p>Strategy A: Determine the number of foreclosed properties within the Town boundaries.</p> <p>Strategy B: Leverage down payment assistance programs for first time home buyers</p>	<p>Work with the Department of Housing and Community Development on their Maryland Mortgage Program that provides home loans and down payment assistance to Maryland working families who are first time homebuyers and bring in an income below a certain level.</p>	Maryland Department of Housing & Community Development, housing developers, U.S. Department of Housing & Urban Development

	<ul style="list-style-type: none"> Work with the Department of Housing and Urban Development and local or even national banks to establish assistance programs for down payments and flexible mortgage options. 	Maryland Department of Housing & Community Development, housing developers, U.S. Department of Housing & Urban Development, Allegany County Department of Economic & Community Development
Outcome 3: Create transitional elder care housing options	<p>Strategy A: Solicit developer interest in building high density senior housing on undeveloped properties within Town limits</p> <p>Strategy B: Explore methods to reuse vacated single-family homes as shared senior units</p> <ul style="list-style-type: none"> Incentivize the expanding Egle Nursing Home to use existing residential buildings <p>Strategy C: Determine if any current vacant commercial buildings can be transitioned into senior housing.</p>	

Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> Tight knit community that boasts low crime and low cost of living The area is known for volunteerism, natural beauty and commitment to preserving the community's rich history and heritage Home to oldest bar in Allegany County (Kelly's) and a family-owned hardware store dating back to the 19th century There are several public facilities within town limits including Good Will Fire Department, Town Hall, Post Office, and the Republican Club (Community meeting space) The Silk Mill is a historic asset Rich history as a "company town" owned by the Georges Creek Coal and Iron Company, whose original furnace is still an attraction Annual Christmas parade and other holiday celebrations and special events Town adopted Allegany County Junk Abatement Laws, which allows for the removal of inoperable vehicles and/or other discarded junk materials from private or public property that is not licensed as salvage yard New walking track at Westmar Middle School funded by charitable contributions Community garden set to open soon Many basic services are available within town Plans are underway for a parklet honoring baseball legend Lefty Grove The need for significant additional public facilities and services is not anticipated due to the expected population decline 	<ul style="list-style-type: none"> Issues with debris left on properties in decline, creating visually unappealing pockets of residential neighborhoods Population is expected to decline which might be followed by a drop in the availability of local services (projected to fall from 1,205 in 2000 to 1,183 in 2010 and 1,092 in 2030) Roughly 20% of the population was living below the poverty line in 2000 The historic Silk Mill is in jeopardy due to neglect resulting in structural instability Town hall is too small and there are currently not enough other indoor community spaces for use by resident groups and the government There is demand for a clinic.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Support the aging population</p> <p>Progress Measures: Number of elderly residents able to stay in town</p>	<p>Strategy A: Enhance the frequency and reliability of services for needy seniors, including transit, paratransit, social, wellness and healthcare opportunities</p> <ul style="list-style-type: none"> Implement a more comprehensive schedule of senior activities at the library or the new community center/town hall Create a consolidated transit resource Increase ACT and Alltrans capabilities 	<p>Allegany County Transit, Egle Nursing Home, Human Resources Development Commission, Maryland Department of Health & Mental Hygiene</p>

<p>Outcome 2: Enhance capacity and space for civic involvement and events</p> <p>Progress Measures: new event space and increased civic involvement (email subscribers, social media fans, website hits)</p>	<p>Strategy A: Provide additional space for community events</p> <ul style="list-style-type: none"> • Construct a town hall/community center along Main Street near the Iron Furnace • Explore the possibility of adapting vacant residential or commercial spaces for institutional or community uses <p>Strategy B: Coordinate events to coincide with the farmers market after it replaces the San Toy Theater</p> <ul style="list-style-type: none"> • Encourage artists or musicians from local universities or communities to perform and/or set up retail tents • Invite craft breweries such as Flying Dog and Mountain State <p>Strategy C: Set up a Town website and social media for promoting events in new and restored spaces</p> <ul style="list-style-type: none"> • Hire a web designer • Use Facebook or other applications to advertise regular events and activities in town • Distribute a regular newsletter or email blast to town residents and stakeholders 	<p>Maryland Department of Housing & Community Development, Allegany County Department of Economic & Community Development</p>
<p>Outcome 3: Improve the aesthetic and cultural appeal of the historic town</p> <p>Progress Measures: new event space and increased civic involvement (email subscribers, social media fans, website hits)</p>	<p>Strategy A: Enforce Junk Abatement Law and incentivize owners to maintain debris-free properties</p> <p>Strategy B: Support the rehabilitation of the Silk Mill and promote linkages with neighboring town amenities such as the ballfields, creek, and library</p> <ul style="list-style-type: none"> • Utilize MHT programs and tax credits • Create a working museum space, community meeting/center area, or retail venue <p>Strategy C: Acquire or promote the restoration or demolition of privately-owned properties in disrepair</p>	<p>Maryland Department of Housing & Community Development, Allegany County Department of Economic & Community Development, Maryland Historic Trust, Allegany County Tourism office, Allegany County Chamber of Commerce</p>
<p>Outcome 4: Improve access to healthy lifestyles for Town residents</p> <p>Progress measures: Attendance, number of vendors, and sales volume at farmers market, community garden plots reserved,</p>	<p>Strategy A: Establish and promote a weekly farmers market on the San Toy Theater site</p> <ul style="list-style-type: none"> • Demolish San Toy Theater • Design and set up a conducive farmers market site with pavement or freshly planted grass with paths, and/or other decorative features and amenities such as picnic tables, benches • Secure local vendors, artists/entertainers, and/or entrepreneurs such as fitness instructors, nutritionists, chefs, etc. to attend each week • Develop a marketing plan to encourage Town and area residents to participate 	<p>Nonprofit groups dedicated to healthy food access, urban farming, and gardening, Maryland Department of Housing & Community Development, Rural Maryland Council, Maryland Department of Health & Mental Hygiene, Maryland Department of Transportation</p>

<p>Strategy B: Establish and promote a Community Garden on Island Street</p> <ul style="list-style-type: none"> • Purchase and prepare the land for garden plots • Set up a garden committee for planning, fundraising, and evaluating the garden • Secure a financial sponsor • Build necessary facilities such as a storage shed and water connections • Determine the number of plots and the assignment structure • Design an educational program for local school children <p>Strategy C: Extend a 1-mile hiking/biking trail to the Dans Mountain State Park to offer eco-tourism and recreational opportunities</p> <p>Strategy D: Develop fitness and wellness programming for all age groups at the future Main Street community center / town hall.</p>
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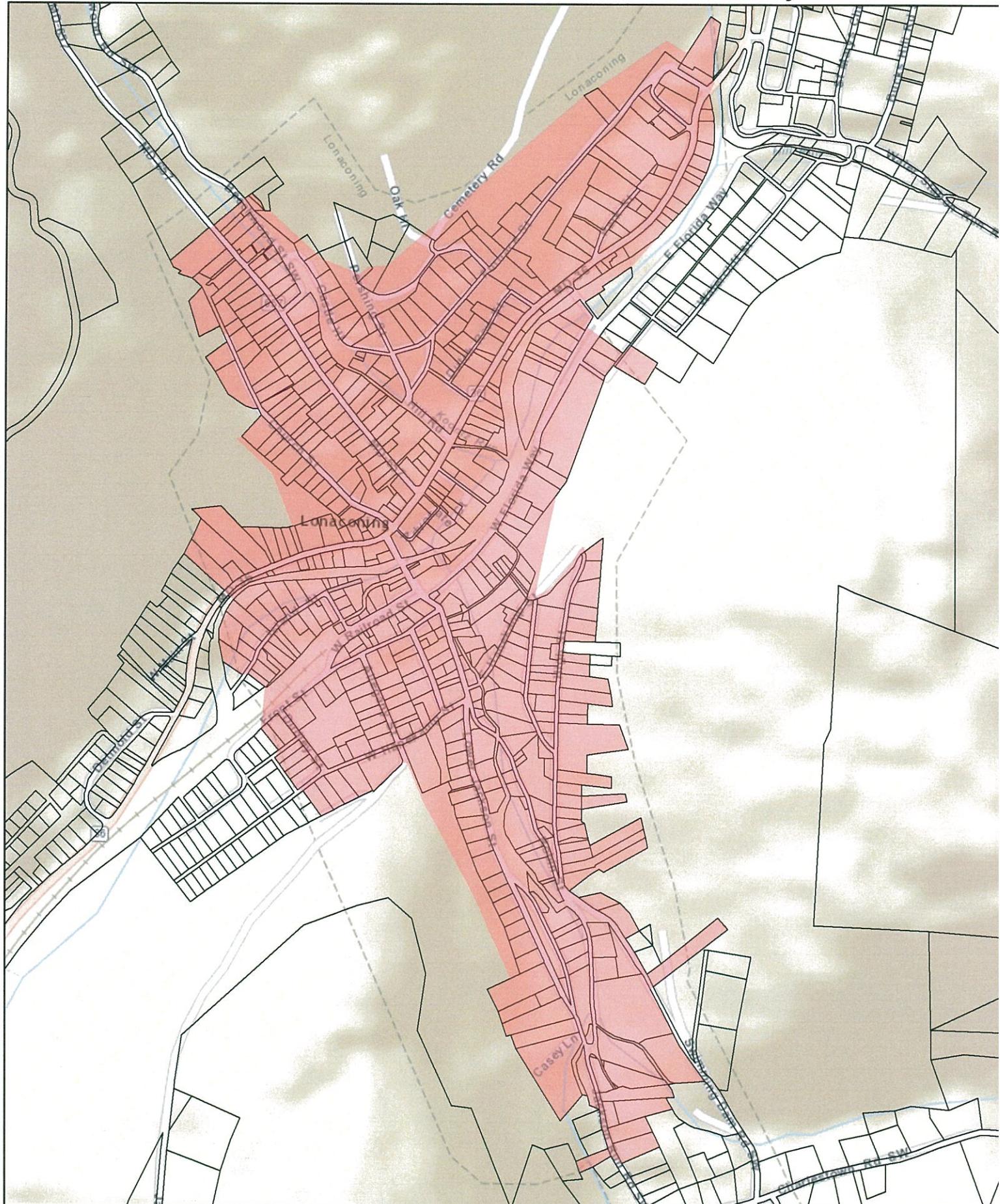
Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses	Implementation Partners
<ul style="list-style-type: none"> Town receives planning assistance from Allegany County, and completed their first Comprehensive Plan as an addendum to the Georges Creek Regional Comprehensive Plan in August 2010 Abandoned San Toy theater set for demolition beginning in FY17 thanks to CLNI grant 4 distinct zoning districts - Low Density Residential, Medium Density Residential, Town Center, and a small Mixed Use area The need for additional developable land is limited due to the projected decline in population Future demand on the Lonaconing Water Service Area system and its three contributing reservoirs should not increase; the same is true of the Georges Creek Sewer Area system Several actions were undertaken to address Water Service Area issues: permanent connection with Frostburg's water supply as a backup, leak repairs, connection of high level shut offs, and water line replacements which have occurred over a the last 10+ years. Over \$10 million has been expended on water line replacements. Planned upgrades to the Georges Creek Wastewater Treatment Plant are intended to decrease the average daily flow, including sewer line replacement and disconnecting storm drains (see comment in weaknesses) Town has a Circuit Rider. 	<ul style="list-style-type: none"> Allegany County has shifted its planning areas from subwatersheds (which gave Georges Creek its own plan) to the full county, perhaps giving Lonaconing less priority at the County level Many town structures are in the 100-year floodplain, including Town Hall, which is built literally above a creek. Sensitive areas including steep slopes and 100-year floodplains account for 45% of the total residential acreage in town The need for significant additional public facilities and services is not anticipated due to the expected population decline The County participates in several flood acquisition programs - as residences are removed from floodplain areas, additional lands will be needed to accommodating existing residents. Some annexation may be necessary. The three reservoirs within the Lonaconing Water Service Area have experienced periods of inadequate volume during droughts. Historically, problems with a leaky distribution system and a failure of high level shut off switches caused water supply issues. Due to inflow and infiltration (I&I) issues, the Georges Creek Wastewater Treatment Plant operates near the recently increased maximum daily flow of 0.7 MGD 	<p>Maryland Department of Planning, Allegany County Planning Services</p>
Desired Outcomes and Progress Measures	Strategies and Action Items	
<p>Outcome 1: Concentrate future development in targeted areas</p> <p>Progress measures: maintenance and reuse of the built environment (% of land cover maintained)</p>	<p>Strategy A: Incentivize infill and reuse of the built environment given the projected population decline.</p> <ul style="list-style-type: none"> Propose new town ordinances <p>Strategy B: Discourage building or rebuilding along the creek and in other sensitive areas.</p> <ul style="list-style-type: none"> Promote best practices for design and protection of sensitive areas 	

<p>Outcome 2: Relocate critical facilities from the floodplain</p> <p>Progress measures: Number of buildings relocated, square footage of reclaimed land in the floodplain</p>	<p>Strategy A: Develop grant applications to retrofit or acquire/demolish hazard-prone structures</p> <ul style="list-style-type: none"> Pursue FEMA programs such as Pre-Disaster Mitigation Grant and Hazard Mitigation Grant <p>Strategy B: Move the Town Hall to its planned Furnace Park site</p> <ul style="list-style-type: none"> Use funds generated by the sale of Town Hall through flood acquisition to establish a new Town Hall outside of the floodplain and other sensitive areas <p>Strategy A: An additional \$2-3 million is needed to complete the system-wide water line replacement*</p> <p>Strategy B: Resolve inflow and infiltration issues</p> <ul style="list-style-type: none"> Complete an I&I study Plan and implement recommendations from the study
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Lonaconing Sustainable Communities Boundary



Proposed Boundary*

Parcel Polygons *175.3 acres

0.1 0.05 0 0.1 Miles
[Scale Bar]

Date: 6/21/2011

